

Windemere Woods

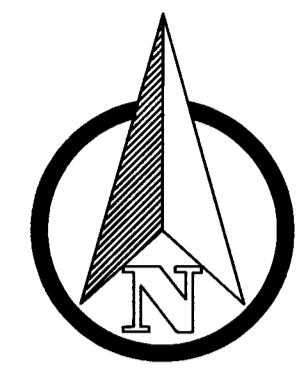
A Replat of Lots 190-195 and 197-199 in Windemere Farms Section Five, as per plat thereof, recorded in Plat Book R, Page 116 and Part of the East Half of Section 27-T55-R10W

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
 3/29/2023
 BRIAN GERTH AUDITOR
 612
 (AUDITOR NUMBER)

RECEIVED FOR RECORD
 DATE 3/29/2023 11:55 AM
 PLAT BOOK V
 PAGE 170
 INSTR# 20230005666
 DEBBIE STUCKI RECORDER
 VANDERBURGH COUNTY

Curve Data Table						
Curve #	Delta	Radius	Length	Tangent	Chord Length	Chord Bearing
C1	42°56'16"	75.01'	56.21'	29.50'	54.90'	S 47°13'58" E
C2	36°52'12"	35.00'	22.52'	11.67'	22.14'	S 50°16'03" E
C3	108°33'53"	40.00'	75.79'	55.63'	64.95'	S 86°06'54" E

Easement Line Data Table		
Line #	Direction	Length
L1	S 63°50'36" W	22.29'
L2	S 86°39'18" W	44.25'
L3	N 83°11'10" W	71.20'
L4	S 67°58'14" W	32.08'
L5	S 86°38'09" W	54.30'
L6	S 49°50'30" W	62.02'
L7	S 49°50'30" W	20.61'
L8	S 86°32'52" W	17.10'
L9	N 63°07'21" W	49.78'
L10	S 80°13'10" W	81.13'
L11	S 57°06'16" W	66.96'
L12	N 88°17'28" W	44.88'
L13	N 88°17'28" W	28.30'
L14	S 74°36'23" W	27.20'
L15	N 41°52'03" W	29.14'
L16	S 69°07'52" W	55.84'
L17	N 64°06'57" W	29.15'
L18	N 63°54'28" W	7.62'
L19	S 64°50'23" W	71.08'
L20	N 55°22'31" W	18.95'
L21	N 82°13'46" W	26.33'
L22	S 79°19'04" W	42.89'

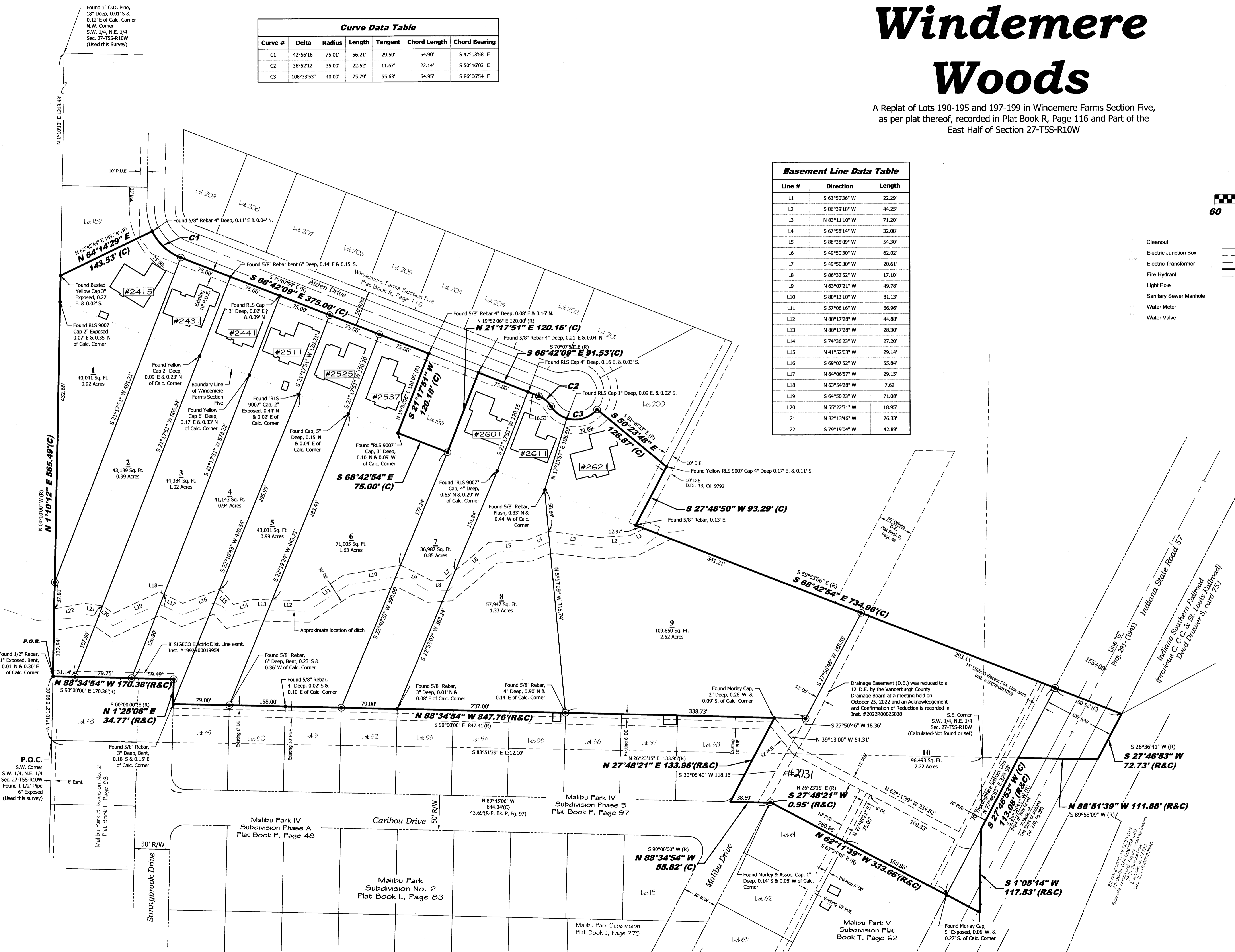


SCALE 1" = 60'



Legend

- Cleanout
- Electric Junction Box
- Electric Transformer
- Fire Hydrant
- Light Pole
- Sanitary Sewer Manhole
- Water Meter
- Water Valve
- Building Setback Line
- Center Line
- Easement Line
- Flow Line
- Property Boundary Line
- Right-of-way Line
- Underground Water
- 5/8" Rebar with cap stamped "Morley ID#0023" (Set)
- (C) Calculated Dimension
- Cd Card
- D.R. Deed Record
- Dr. Drawer
- E. East
- East Instrument
- LA, ROW Limited Access Right-of-Way
- N North
- P Page
- R Range
- (R) Record Dimension
- S South
- T Township
- W West



Secondary Plat
 Page 1 of 2
 Designed By: B.A.S. Job Number: 12016.4.001A
 Drawn By: J.E.V. Date: 2/27/2023
 12016 Secondary Plat



Owner's Certificate

The undersigned owners of the real estate shown and described hereon, do hereby plat and subdivide said real estate as shown and designate the same as Windemere Woods All road right-of-ways shown and not previously dedicated are hereby dedicated to public use.

Strips or areas of land, of the dimensions shown on this plat and marked "PUE" (Public Utility Easement), are hereby dedicated for the installation, maintenance, operation, enlargement and repair of utility facilities, whether above ground or below ground, with the right to trim or remove, at the discretion of the public utility, trees, overhanging branches, bushes, underbrush and obstructions. No structures other than such utility facilities shall be located within said areas of land and any fence located within said areas of land is subject to removal by a public utility, without liability, in the use of said easements by said utility.

Strips or areas of land, of the dimensions shown on this plat and marked "DE" (Drainage Easement), are hereby dedicated for conveyance of surface water and/or subsurface water, provided however, that public utilities are hereby permitted to cross such Drainage Easements with utility facilities provided, that such facilities are not placed in such a manner as to impede the flow of water and further provided that such Drainage Easements may be used for ingress, egress and temporary staging areas for work by public utility so long as any damage caused to the drainage facility is repaired by the utility company. The property owner is responsible for maintenance and erosion control of said easements, as well as for the maintenance, repair, or replacement of any drainage structures or pipes within the easements, and shall not place landscaping, earth berms, fences or other obstructions that impede or reduce the flow of water.

All easements are dedicated with the right of ingress and egress over the lots within this subdivision to and from said easements for necessary construction, maintenance or reconstruction.

Owners:

By: Brad Hurst, Miriam Hurst, 2621 Aiden Drive, Evansville, IN 47725 Lot 9

By: Patrick Clayton Thomas, Jessica Rae Thomas, 2611 Aiden Drive, Evansville, IN 47725 Lot 8

By: Daniel S Irmischer, Shannon E Irmischer, 2601 Aiden Drive, Evansville, IN 47725 Lot 7

By: Ashley Hollen, Cameron Hollen, 2537 Aiden Drive, Evansville, IN 47725 Lot 6

By: Brent Sexton, Jennifer L Sexton, 2525 Aiden Drive, Evansville, IN 47725 Lot 5

By: Arthur Bailey, Mary Beth Bailey, 2511 Aiden Drive, Evansville, IN 47725 Lot 4

By: Matthew A Pratt, Maggie A Pratt, 2441 Aiden Drive, Evansville, IN 47725 Lot 3

By: Charles A Whetstone, Robin R Whetstone, 2415 Aiden Drive, Evansville, IN 47725 Lot 1

By: Thomas P Barker, Windemere Woods LLC, 2431 Aiden Drive, Evansville, IN 47725 Lot 2

Notary Certificate

STATE OF INDIANA, COUNTY OF Vanderburgh ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Brad and Miriam Hurst, the owner of the real estate shown and described hereon and acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 15th day of MARCH, 2023.

My Commission Number NP0715205

Expires August 6, 2026, Notary Public, Vanderburgh, Bret A. Sermersheim, Notary Resides in County, Indiana

Notary Certificate

STATE OF INDIANA, COUNTY OF Vanderburgh ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Patrick Clayton Thomas and Jessica Rae Thomas, the owner of the real estate shown and described hereon and acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 14th day of MARCH, 2023.

My Commission Number NP0715205

Expires August 6, 2026, Notary Public, Vanderburgh, Bret A. Sermersheim, Notary Resides in County, Indiana

Notary Certificate

STATE OF INDIANA, COUNTY OF Vanderburgh ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Daniel S. & Shannon E. Irmischer, the owner of the real estate shown and described hereon and acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 14th day of MARCH, 2023.

My Commission Number NP0715205

Expires August 6, 2026, Notary Public, Vanderburgh, Bret A. Sermersheim, Notary Resides in County, Indiana

Notary Certificate

STATE OF INDIANA, COUNTY OF Vanderburgh ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Ashley & Cameron Hollen, the owner of the real estate shown and described hereon and acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 15th day of MARCH, 2023.

My Commission Number NP0715205

Expires August 6, 2026, Notary Public, Vanderburgh, Bret A. Sermersheim, Notary Resides in County, Indiana

Notary Certificate

STATE OF INDIANA, COUNTY OF Vanderburgh ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Brent & Jennifer L. Sexton, the owner of the real estate shown and described hereon and acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 15th day of MARCH, 2023.

My Commission Number NP0715205

Expires August 6, 2026, Notary Public, Vanderburgh, Bret A. Sermersheim, Notary Resides in County, Indiana

Notary Certificate

STATE OF INDIANA, COUNTY OF Vanderburgh ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Arthur & Mary Beth Bailey, the owner of the real estate shown and described hereon and acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 14th day of MARCH, 2023.

My Commission Number NP0715205

Expires August 6, 2026, Notary Public, Vanderburgh, Bret A. Sermersheim, Notary Resides in County, Indiana

Notary Certificate

STATE OF INDIANA, COUNTY OF Vanderburgh ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Matthew A. & Maggie A. Pratt, the owner of the real estate shown and described hereon and acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 14th day of MARCH, 2023.

My Commission Number NP0715205

Expires August 6, 2026, Notary Public, Vanderburgh, Bret A. Sermersheim, Notary Resides in County, Indiana

Notary Certificate

STATE OF INDIANA, COUNTY OF Vanderburgh ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Charles A. & Robin R. Whetstone, the owner of the real estate shown and described hereon and acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 14th day of MARCH, 2023.

My Commission Number NP0715205

Expires August 6, 2026, Notary Public, Vanderburgh, Bret A. Sermersheim, Notary Resides in County, Indiana

Notary Certificate

STATE OF INDIANA, COUNTY OF Vanderburgh ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Thomas P. Barker, the owner of the real estate shown and described hereon and acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 14th day of MARCH, 2023.

My Commission Number NP0715205

Expires August 6, 2026, Notary Public, Vanderburgh, Bret A. Sermersheim, Notary Resides in County, Indiana

Notary Certificate

STATE OF INDIANA, COUNTY OF Vanderburgh ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Ashley R. Hollen, for Windemere Woods LLC, the owner of the real estate shown and described hereon and acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 15th day of MARCH, 2023.

My Commission Number NP0715205

Expires August 6, 2026, Notary Public, Vanderburgh, Bret A. Sermersheim, Notary Resides in County, Indiana

Boundary Description

Lots 190 - 195, and Lots 197 - 199 in Windemere Farms Section Five, as per plat thereof, recorded in Plat Book R, Page 116 in the Office of the Recorder of Vanderburgh County, and Part of the East Half of Section 27, Township 5 South, Range 10 West of the Second Principal Meridian, Center Township, Vanderburgh County, being more particularly described as follows:

Commencing at the Southwest Corner of the Southwest Quarter of the Northeast Quarter of said Section 27, being marked by a 1-1/2" Pipe found 6' exposed said point also being the southeast corner of Lot 48 in Malibu Park Subdivision No. 2, as per plat thereof, recorded in Plat Book L, Page 83 in said Office of the Recorder, thence along the west line thereof, North 01 degrees 10 minutes 12 seconds East 90.00 feet to the northwest corner of said Lot 48 and also being the southwest corner of a tract of land conveyed to Windemere Woods LLC, as recorded in Instrument No. 2022R00013664 in said office of the Recorder, said point being the POINT OF BEGINNING, thence continuing along the west line of said quarter quarter section, North 01 degrees 10 minutes 12 seconds East 585.49 feet to the northwest corner of Lot 190 in said Windemere Farms Section Five; thence along the northwest line of said Lot 190, North 64 degrees 14 minutes 29 seconds East 143.53 feet to the north corner of said Lot 190, said point being the point of curvature of a non-tangential curve to the left having a radius of 75.01 feet and a delta angle of 42 degrees 56 minutes 16 seconds from which the long chord bears South 47 degrees 13 minutes 58 seconds East 54.90 feet; thence along the arc of said curve 56.21 feet to the Northeast Corner of said Lot 190; thence along the northeasterly lines of said Lots 191 - 195, South 68 degrees 42 minutes 09 seconds East 375.00 feet to the northeast corner of said Lot 195; thence along the southeasterly line of said Lot 195, South 21 degrees 17 minutes 51 seconds West 120.18 feet to the southeast corner of said Lot 195 and being on the boundary of said Windemere Woods LLC; thence along the southwesterly line of Lot 196 in said Windemere Farms Section Five and the boundary of Windemere Woods LLC, South 68 degrees 42 minutes 54 seconds East 75.00 feet to the southwest corner of said Lot 197; thence along the northwesterly line of said Lot 197, North 21 degrees 17 minutes 51 seconds East 120.16 feet to the northwest corner of said Lot 197; thence along the northerly lines of said Lots 197 - 198, South 68 degrees 42 minutes 09 seconds East 91.53 feet to the point of curvature of a curve to the right having a radius of 35.00 feet and a delta angle of 36 degrees 52 minutes 12 seconds from which the long chord bears South 50 degrees 16 minutes 03 seconds East 22.14 feet; thence along the arc of said curve 22.52 feet to the point of curvature of a non-tangential curve to the left having a radius of 40.00 feet and a delta angle of 108 degrees 33 minutes 53 seconds from which the long chord bears South 86 degrees 06 minutes 54 seconds East 64.95 feet; thence along the arc of said curve 75.79 feet to a point of intersection with a non-tangential line said point also being the north most corner of said Lot 199; thence along the northeast line of said Lot 199, South 50 degrees 23 minutes 48 seconds East 126.87 feet to the northeast corner of said Lot 199; thence along the southeasterly line of said Lot 199, South 27 degrees 48 minutes 50 seconds West 93.29 feet to the southeast corner of said Lot 199 and being on the boundary of said Windemere Woods LLC; thence the remaining calls along the boundary of said Windemere Woods LLC tract, South 68 degrees 42 minutes 54 seconds East 734.96 feet to the westerly line of the Indiana Southern Railroad; thence along said westerly line of the railroad, South 27 degrees 46 minutes 53 seconds West 72.73 feet to the south line of the Southeast Quarter of the Northeast Quarter of said Section 27; thence along said south line, North 88 degrees 51 minutes 39 seconds West 111.88 feet to the westerly right of way line of Indiana State Road 57; thence along said westerly line of Indiana State Road 57, South 27 degrees 46 minutes 53 seconds West 113.08 feet to the east line of the Northwest Quarter of the Southeast Quarter of said Section 27; thence along said east line, South 01 degrees 05 minutes 14 seconds West 117.53 feet to the extended northerly line of Lot 61 in Malibu Park IV Subdivision Phase B, as per plat thereof, recorded in Plat Book P, page 97 in said office of the Recorder; thence along said extended northerly line, now being the northerly line of Malibu Park V, as per plat thereof, recorded in Plat Book T, Page 62 in said Office of the Recorder and the northerly line of said Lot 61, North 62 degrees 11 minutes 39 seconds West 333.66 feet to the northwest corner of said Lot 61; thence along the westerly line of said Lot 61, South 27 degrees 48 minutes 21 seconds West 0.95 feet to the northerly extension of Caribou Drive per said Malibu Park IV; thence along the northerly extension of said Caribou Drive, North 88 degrees 34 minutes 54 seconds West 55.82 feet to the easterly line of Lot 58 in said Malibu Park IV; thence along the easterly line of said Lot 58, North 27 degrees 48 minutes 21 seconds East 133.96 feet to the northeast corner of Lot 58 in said Malibu Park IV Subdivision Phase B; thence along the north boundary line of said Malibu Park IV Subdivision Phase B and the north line of Malibu Park IV Subdivision Phase A, as per plat thereof, recorded in Plat Book P, page 45, in said Office of the Recorder, North 88 degrees 34 minutes 54 seconds West 847.76 feet to the northwest corner of Lot 48 in said Malibu Park IV Subdivision Phase A; thence along the east line of Malibu Drive per said Malibu Park Subdivision No. 2, now being known as Sunnybrook Drive per said Malibu Park IV Subdivision Phase A, North 01 degrees 25 minutes 06 seconds East 34.77 feet to the extended north line of Lot 48 in said Malibu Park Subdivision No. 2; thence along the extended north line and the north line of said Lot 48, North 88 degrees 34 minutes 54 seconds West 170.38 feet to the point of beginning, containing 585,054 square feet (13.68 acres) more or less.

Windemere Woods

A Replat of Lots 190-195 and 197-199 in Windemere Farms Section Five, as per plat thereof, recorded in Plat Book R, Page 116 and Part of the East Half of Section 27-T5S-R10W

General Notes

Access: Lot 10 may have access from State Highway 57, after obtaining the relevant INDOT Permits. Lot 10 has signed a Shared Driveway Agreement with the owner of Lot 61 in Malibu Park Section 4. Said Agreement is recorded in Instrument No. 2023R000057169. All other lots shall access interior roadways only.

Application for Modification/Waiver of Subdivision Standards: APC Docket Number WAV-2022-012 requesting to waive the installation of sidewalks along Malibu Dr. and Sunnybrook Dr., as per County Code 16.12.020(B)(2), was Approved by the County Commissioners at a meeting held on August 23, 2022.

Flood Plain Data: None of the within described tract of land lies within that Special Flood Hazard Area (SFHA) Zone "A" as said tracts plots on Community Panel Number 18163C0117D of the Flood Insurance Rate Maps (FIRM) of Vanderburgh County, Indiana, dated March 17, 2011.

Installation of Sidewalks along Aiden Drive: Sidewalks exist at this location and it was determined at a Subdivision Review on 7/18/2022 that this subdivision currently meets the minimum requirements for the installation of sidewalks as per the Vanderburgh County Code 16.12.020(B)(2).

Monuments: Monuments have been set at all boundary and lot corners with a 5/8" rebar with cap stamped "Morley ID#0023", unless otherwise noted.

Natural Surface Watercourse: The owner(s) shall remain responsible for the prevention of obstructions to creeks and natural surface watercourses.

Prior Covenants and Restrictions #1: The AREA PLAN COMMISSION does not participate in the creation or enforcement of private covenants and restrictions and therefore the recording of this replat has absolutely no effect on any private covenants and restrictions that may or may not exist.

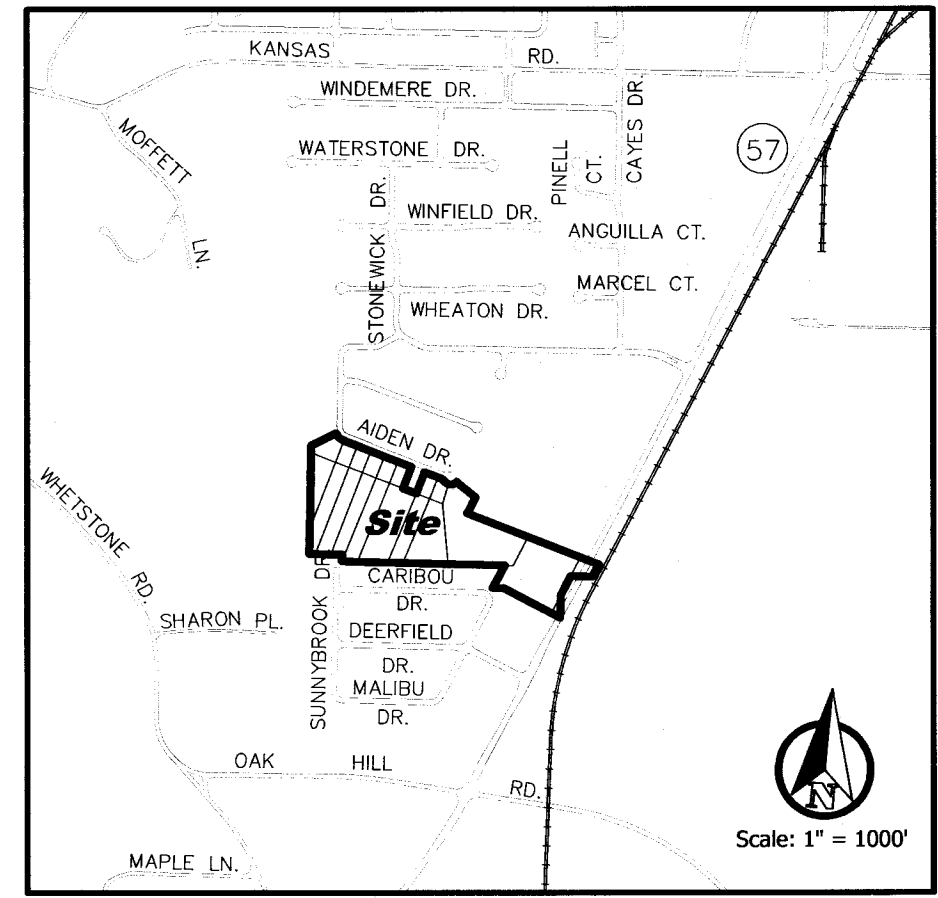
Prior Covenants and Restrictions #2: Those portions of Lots 1-9 that were originally Lots 190-195 and 197-199 in Windemere Farms Section Five, as per plat thereof, recorded in Plat Book R, Page 116, are still subject to the Covenants, Conditions, and Restrictions of said Windemere Farms Section Five recorded in Inst. #2004R0026592. The portions of Lots 1-9 that were not originally part of Windemere Farms are not subject to said Covenants, Conditions, and Restrictions.

Public Utilities - Sewer: Sanitary Sewer is available and will be provided by the Evansville water & Sewer Utility.

Public Utilities - Water: Water is available and is provided by the Evansville Water & Sewer Utility.

Reference Survey: Inst. #2006R00034734 & Inst. #2013R00012236

RECEIVED FOR RECORD DATE 3/29/2023 11:55AM PLAT BOOK PAGE 170 INSTR# 2023R00005665 DEBBIE STUCKI RECORDER VANDERBURGH COUNTY



Location Map

Area Plan Commission Certificate

Under the authority provided by the Acts of 1981, Public Law #309, and enacted by the General Assembly of the State of Indiana, proper notice was given and this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION of EVANSVILLE and VANDERBURGH COUNTY at a meeting held on August 4, 2022.

President: Stacey Stevens

Attest Executive Director: Ronald S. London

Plat Release for APC Docket No. 2022-MAJ-040

Secondary Plat complies with the Ordinance and is released for Recording.

Executive Director: Ronald S. London

PLAT RELEASE DATE: 3/29/2023

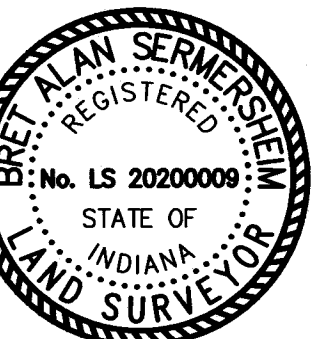
Surveyor's Certificate

I, Bret Alan Sermersheim, do hereby certify that I am a land surveyor licensed in compliance with the laws of the State of Indiana, and further certify that this plat correctly represents a survey completed by me on September 11, 2022 and that all monuments shown exist at locations as noted.

Affirmation Statement I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Bret Alan Sermersheim

Witness my hand and seal this 27th day of February, 2023.

Bret Alan Sermersheim, Registered Professional Land Surveyor, No. LS 20200009, State of Indiana, 4800 Rosebud Lane, Newburgh, IN 47630, Phone: (812) 464-9585, Fax: (812) 464-2514, brets@morleycorp.com



MORLEY ARCHITECTS | ENGINEERS | SURVEYORS 4800 Rosebud Ln., Newburgh, IN 47630 812.464.9585 Phone 812.464.2514 Fax morleycorp.com

V. 170